

Unaudited Financial Statements and Related Announcement for the Full Year Ended 31 December 2020

PART I – INFORMATION REQUIRED FOR QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR ANNOUNCEMENTS

1(a)(i) An income statement and statement of comprehensive income, or a statement of comprehensive income, for the group, together with a comparative statement for the corresponding period of the immediately preceding financial year.

Statement of Comprehensive Income	Group		Change %
	2020 RM'000	2019 RM'000	
Revenue	57,517	82,161	-30%
Cost of sales	(45,405)	(69,330)	-35%
Gross profit	12,112	12,831	-6%
Interest income	9	33	-73%
Other gains	1,222	824	48%
Marketing and distribution costs	(1,795)	(2,115)	-15%
Administrative expenses	(16,552)	(19,637)	-16%
Other losses	(921)	(4,744)	-81%
Finance costs	(5,757)	(6,326)	-9%
Gain on disposal of subsidiary	-	22,706	-100%
Share of (loss) profit from equity-accounted associate	(127)	366	N.M.
(Loss) Profit before tax	(11,809)	3,938	N.M.
Income tax expenses	(83)	(1,369)	-94%
(Loss) Profit, net of tax	(11,892)	2,569	N.M.
Other comprehensive income (loss)			
Items that may be reclassified subsequently to profit or loss:			
Exchange difference on translating foreign operations, net of tax	28	(29)	N.M.
Other comprehensive income (loss) for the year, net of tax	28	(29)	N.M.
Total comprehensive (loss) income for the year	(11,864)	2,540	N.M.
(Loss) Profit attributable to owners of the parent, net of tax	(11,460)	3,270	N.M.
Loss attributable to non-controlling interests, net of tax	(432)	(701)	-38%
(Loss) Profit, net of tax	(11,892)	2,569	N.M.
Total comprehensive (loss) profit attributable to owners of the parent	(11,431)	3,241	N.M.
Total comprehensive loss attributable to non-controlling interests	(433)	(701)	-38%
Total comprehensive (loss) income for the year	(11,864)	2,540	N.M.

N.M. – Not meaningful

REGAL International Group Ltd.

(Company Registration No. 200508585R)

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1(a)(ii) Notes to statement of comprehensive income

Loss before tax is stated after (charging) / crediting:

	Group		
	2020 RM'000	2019 RM'000	Change %
Interest income	9	33	-72.7%
Interest expense	(5,757)	(6,326)	-9.0%
Depreciation of property, plant and equipment	(2,630)	(2,773)	-5.2%
Reversal (Allowance) for impairment of trade and other receivables, net	174	(3,607)	N.M.
Allowance for impairment of leasehold property	(427)	(623)	-31.5%
Plant and equipment written off	(20)	(97)	-79.4%
Loss on disposal of property, plant and equipment	1	-	N.M.
Gain on disposal of subsidiary	-	22,706	N.M.
Foreign exchange loss, net	(44)	(82)	-46.3%
Underprovision of tax in respect of prior years	(46)	(24)	91.7%

N.M. - Not meaningful

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1(b)(i) A statement of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year.

Statements of Financial Position	Group		Company	
	As at 31.12.2020	As at 31.12.2019	As at 31.12.2020	As at 31.12.2019
	RM'000	RM'000	RM'000	RM'000
ASSETS				
Non-current assets				
Property, plant and equipment	10,541	12,475	4	6
Development rights	11,276	11,276	-	-
Investment in subsidiaries	-	-	26,732	26,732
Investment in associate	3,681	3,808	-	-
Investment properties	21,399	13,680	-	-
Deferred tax assets	1,015	617	-	-
Other assets	360	480	-	-
Total non-current assets	48,272	42,336	26,736	26,738
Current assets				
Inventories	135,353	136,563	-	-
Trade and other receivables	91,432	102,458	4,337	5,233
Other assets	20,573	14,913	84	47
Cash and cash equivalents	4,802	6,950	343	564
Total current assets	252,160	260,884	4,764	5,844
Total assets	300,432	303,220	31,500	32,582
EQUITY AND LIABILITIES				
Equity				
Share capital	144,552	144,552	381,052	381,051
Accumulated losses	(143,177)	(131,942)	(433,996)	(432,022)
Share option reserve	2,708	2,933	2,708	2,933
Foreign currency translation reserve	2,826	2,797	70,267	70,268
Merger reserve	1,563	1,563	-	-
Other reserve	1,495	1,495	-	-
Equity, attributable to owners of the parent	9,967	21,398	20,031	22,230
Non-controlling interests	(2,152)	(2,197)	-	-
Total equity	7,815	19,201	20,031	22,230
Non-current liabilities				
Deferred tax liabilities	9	9	-	-
Other payables	8,178	9,792	-	-
Other financial liabilities	37,034	33,321	-	-
Total non-current liabilities	45,221	43,122	-	-
Current liabilities				
Income tax payable	19,764	20,197	-	-
Trade and other payables	207,748	183,306	6,142	5,003
Other liabilities	2,315	3,835	-	-
Other financial liabilities	17,569	33,559	5,327	5,349
Total current liabilities	247,396	240,897	11,469	10,352
Total liabilities	292,617	284,019	11,469	10,352
Total equity and liabilities	300,432	303,220	31,500	32,582

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1(b)(ii) In relation to the aggregate amount of the group's borrowings and debt securities, specify the following as at the end of the current financial period reported on with comparative figures as at the end of the immediately preceding financial year.

Borrowings and Debt Securities	Group	
	As at	As at
	31.12.2020	31.12.2019
	RM'000	RM'000
Amount repayable in one year or less, or on demand		
- secured	17,569	33,559
	17,569	33,559
Amount repayable after one year		
- secured	37,034	33,321
	37,034	33,321

Details of any collateral:

The banking facilities of the Group comprised of bank overdrafts, term loans, finance leases and trade lines.

The bank overdrafts are covered by:-

1. Joint and several guarantees of certain directors of the Company;
2. Joint and several guarantee by directors of certain subsidiaries of the Group;
3. Assignment over the rights, title and interest to the properties held for sale;
4. Corporate guarantees provided by certain subsidiaries of the Group;
5. Legal charge or deed of assignment and power of attorney over certain subsidiaries' properties held for sale;
6. Legal charge over the completed property of associate; and
7. Pledged of cash and cash equivalents in a subsidiary.

The banker acceptance are covered by:

1. Joint and several guarantees of certain directors of the Company;
2. Corporate guarantees provided by certain subsidiaries of the Group;
3. Legal charge or deed of assignment and power of attorney over the associate's properties held for sale; and
4. Legal charge over the subsidiary's properties held for sale.

The term loans are covered by the following:

1. Joint and several guarantee by certain directors of the Company;
2. Joint and several guarantee by directors of certain subsidiaries of the Group;
3. Corporate guarantees provided by certain subsidiaries of the Group;
4. Assignment over the rights, titles and interest or legal charges and/or power of attorney over properties held for sale and leasehold property;
5. Guarantee by Syarikat Jaminan Pembiayaan Perniagaan Berhad (SJPP) under the Working Capital Guarantee Scheme (WCGS); and
6. Pledged of cash and cash equivalents of a subsidiary.

The preference shares are covered by the following:-

1. Deed of assignment of development properties units;
2. Personal guarantees provided by certain directors of the Company;
3. Deed of assignment of properties units by associate and related parties of the Group; and
4. Corporate guarantees provided by certain subsidiary of the Group.

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- 1(c) A statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

Consolidated Statement of Cash Flows	2020 RM'000	2019 RM'000
<u>Cash flows from operating activities</u>		
(Loss) Profit before tax	(11,809)	3,938
Adjustments for:		
Depreciation of property, plant and equipment	2,630	2,773
Interest expense	5,757	6,326
Interest income	(9)	(33)
Allowance for impairment on leasehold property	427	623
(Reversal) Allowance for impairment on trade and other receivables - net	(174)	3,607
Allowance for impairment on inventories	-	412
Provision for liquidated and ascertained damages	880	7,627
Accrued tax penalties	16	134
Property, plant and equipment written off	20	97
Gain on disposal of property, plant and equipment	(1)	-
Gain on disposal of subsidiary	-	(22,706)
Share of (profit) loss from equity-accounted associate	127	(366)
Operating cash flows before changes in working capital	(2,136)	2,432
Inventories	1,210	(8,881)
Trade and other receivables	(1,613)	(3,269)
Other assets	(5,540)	1,341
Trade and other payables	(7,992)	29,383
Other liabilities	(1,519)	1,100
Net cash flows from operations before tax	(17,590)	22,106
Income tax paid	(976)	(1,204)
Net cash flows (used in) from operating activities	(18,566)	20,902
<u>Cash flows from investing activities</u>		
Purchase of property, plant and equipment	(143)	(249)
Proceeds from disposal of property, plant and equipment	1	-
Disposal of subsidiary, net of cash acquired	-	488
Investment in subsidiaries	(12)	-
Allotment of additional shares in subsidiaries by non-controlling interests	490	-
Interest received	9	33
Net cash flows from investing activities	345	272
<u>Cash flows from financing activities</u>		
Repayment of borrowings and lease liabilities	(2,459)	(8,859)
Cash restricted in use	-	(330)
Proceeds from (Repayment to) substantial shareholder - net	964	(965)
Proceeds from (Repayment to) related parties - net	14,292	(10,787)
Proceeds from associate - net	1,639	1,456
Proceeds from (Repayment to) directors of subsidiaries - net	293	(116)
Proceeds from directors who are controlling shareholders of the Company - net	1,569	3,466
Interest paid	(319)	(2,662)
Net cash flows from (used in) financing activities	15,979	(18,797)
Net (decrease) increase in cash and cash equivalents	(2,242)	2,377
Cash and cash equivalents, statement of cash flows, beginning balance	3,892	1,512
Effect of exchange rate of changes on cash and cash equivalents	(3)	3
Cash and cash equivalents, statement of cash flows, ending balance	1,647	3,892
Cash and cash equivalents comprised of :		
Cash and cash equivalents, statement of financial position	4,802	6,950
Bank overdrafts	(1,519)	(1,422)
Restricted in use	(1,636)	(1,636)
	1,647	3,892

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1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

Statements of Changes in Equity	Total equity	Attributable to owners of the parent		(Accumulated losses) Retained earnings	Share option reserve	Foreign currency translation reserve	Merger reserve	Other reserve	Non-controlling interests
		subtotal	Share capital						
		RM'000	RM'000						
Group									
Current year:									
Opening balance at 1 January 2020	19,201	21,398	144,552	(131,942)	2,933	2,797	1,563	1,495	(2,197)
Changes in equity:									
Total comprehensive (loss) income for the year	(11,864)	(11,431)	-	(11,460)	-	29	-	-	(433)
Share options forfeited	-	-	-	225	(225)	-	-	-	-
Additional shares allotment by NCI	478	-	-	-	-	-	-	-	478
Closing balance at 31 December 2020	7,815	9,967	144,552	(143,177)	2,708	2,826	1,563	1,495	(2,152)
Previous year:									
Opening balance at 1 January 2019	16,661	18,157	144,552	(135,677)	3,398	2,826	1,563	1,495	(1,496)
Changes in equity:									
Total comprehensive income (loss) for the year	2,540	3,241	-	3,270	-	(29)	-	-	(701)
Share options forfeited	-	-	-	465	(465)	-	-	-	-
Closing balance at 31 December 2019	19,201	21,398	144,552	(131,942)	2,933	2,797	1,563	1,495	(2,197)

	Total equity	Share capital	(Accumulated losses) Retained earnings	Share option reserve	Foreign currency translation reserve
	RM'000	RM'000	RM'000	RM'000	RM'000
	Company				
Current year:					
Opening balance at 1 January 2020	22,230	381,051	(432,022)	2,933	70,268
Changes in equity:					
Total comprehensive loss for the year	(2,199)	-	(2,199)	-	-
Share option forfeited	-	-	225	(225)	-
Closing balance at 31 December 2020	20,031	381,051	(433,996)	2,708	70,268
Previous year:					
Opening balance at 1 January 2019	49,040	381,051	(405,677)	3,398	70,268
Changes in equity:					
Total comprehensive loss for the year	(26,810)	-	(26,810)	-	-
Share option forfeited	-	-	465	(465)	-
Closing balance at 31 December 2019	22,230	381,051	(432,022)	2,933	70,268

Note : The Foreign Exchange Reserve and Merger Reserve are not available for distribution as cash dividends.

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1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares, if any, against the total number of issued shares excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

There have been no changes in the Company's share capital since the end of the previous period reported on.

As at 31 December 2020 and 31 December 2019, the Company did not hold any treasury shares and subsidiary holdings.

1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

	As at 31.12.2020	As at 31.12.2019
Total number of issued shares excluding treasury shares	<u>224,917,251</u>	<u>224,917,251</u>

1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

Not applicable. There are no treasury shares as at the end of the current financial period reported on.

1(d)(v) A statement showing all sales, transfers, disposal, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.

Not applicable. There are no subsidiary holdings as at the end of the current financial period reported on.

2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.

The figures have not been audited nor reviewed by our auditors.

3 Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter).

Not applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period as compared to its audited financial statements as at 31 December 2019, except as explained in item 5 below.

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- 5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

The Group has adopted several new accounting standards and interpretations and amendments to standards that are effective for periods beginning on or after 1 January 2020.

There is no significant impact to the financial statements of the Group.

- 6 Earnings per ordinary share of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends.

- (a) Based on the weighted average number of ordinary shares on issue;

Earnings Per Share	Group	
	2020	2019
(Loss) Profit attributable to owners of the parent during the financial year (RM'000)	(11,460)	3,270
Weighted average number of ordinary shares on issue	224,917,251	224,917,251
Basic (losses) earnings per share for profit attributable to owners of the parent during the financial year (sen)	(5.10)	1.45

- (b) On a fully diluted basis (detailing any adjustments made to the earnings).

Diluted earnings per share is not presented as there is no potential dilutive ordinary share existing during the relevant financial years presented.

- 7 Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the: -

- (a) current financial period reported on; and
(b) immediately preceding financial year.

Net Asset Value	Group		Company	
	As at 31.12.2020	As at 31.12.2019	As at 31.12.2020	As at 31.12.2019
Net asset value (RM'000)	9,967	21,398	20,031	22,230
Number of issued shares excluding treasury shares	224,917,251	224,917,251	224,917,251	224,917,251
Net asset value per ordinary share (sens)	4.43	9.51	8.91	9.88

- 8 A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following: -
- (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and
 - (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

Statement of Comprehensive Income

Revenue decreased by RM24.7 million or 30% from RM82.2 million in FY2019 to RM57.5 million in FY2020. This was mainly due the decrease in revenue from construction contracts by RM16.9 million, sale of development properties by RM5.9 million and sale of construction materials by RM2.0 million in FY2020.

The gross profit margin of the Group increased from 15.6% in FY2019 to 21.1% in FY2020. This was mainly arising from the sale of development properties and completed units from better yield projects in FY2020.

Increase in other gains by RM0.4 million was mainly due to reversal of impairment on trade and other receivables.

Marketing and distribution costs slightly decreased by RM0.3 million was mainly resulted by the decrease in employee benefits expenses.

Administrative expenses decreased by RM3.0 million in FY2020 was mainly contributed by the decrease in employee benefits expense, professional fees and various operating expenses.

The decrease in other losses by RM3.8 million was mainly due to lower allowance for impairment on trade and other receivables and allowance for impairment on leasehold property if compared to prior year.

Decrease in finance costs by RM0.5 million in FY2020 was mainly due to the decrease in borrowings.

The share of profit or loss from equity-accounted associate was the recognition of results in the Group's associate, Tiya Development Sdn Bhd. Net profit of the associate in FY2020 resulted in the share of loss for the Group.

Decrease in income tax expense was mainly due to reduce in taxable profits of subsidiaries in FY2020 if compared to prior year.

Statements of Financial Position

Group

Non-current assets of the Group has increased by RM6.0 million from RM42.3 million as at FY2019 to RM48.3 million as at FY2020. This was primarily contributed by the increase in investment properties under construction by RM7.7 million. Such increase was partially offset by the decrease in property, plant and equipment by RM2.0 million mainly arising from depreciation for the year.

Current assets of the Group decreased by RM8.7 million from RM260.9 million as at FY2019 to RM252.2 million as at FY2020 was mainly due to decrease in trade and other receivables by RM11.1 million as collections from receivables and cash and cash equivalents by RM2.2 million. On the other hand, there was increase in other assets by RM5.7 million for the deposit to secure land for development.

Non-current liabilities of the Group increased by RM2.1 million from RM43.1 million as at FY2019 to RM45.2 million as at FY2020 was due to the increase in other financial liabilities following the restructuring exercise of borrowings to extend the settlement period.

Current liabilities of the Group increased by RM6.5 million from RM240.9 million as at FY2019 to RM247.4 million as at FY2020. The increase was mostly due to increase in trade and other payables by RM24.4 million as the reclassification of other payables which due payable in next 12 months from non-current to current and additional accrued interest payables on borrowings. Such increase was partially offset by the decrease in other financial liabilities by RM16.0 million due to the extension of settlement period and the decrease in other liabilities by RM1.5 million for refundable deposits.

Overall, the Group's net asset stood at RM7.8 million as at FY2020 as compared to RM19.2 million as at FY2019.

Statement of Cash Flows

Net cash and cash equivalents held by the Group decreased from RM3.9 million as at FY2019 to RM1.6 million as at FY2020. Net cash flows used in operating activities was mainly due to the operating losses for the year and the increase in payables following the restructuring exercise of redeemable preference shares with share sale agreement. Net cash flows from financing activities was mainly due to proceeds from related parties.

- 9 Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.

Not applicable. No forecast or prospect statement have been previously disclosed.

- 10 A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

The year 2020 has seen an even more significant adverse impact on the construction and property industry due to the ongoing Covid-19 pandemic. The Malaysian and Sarawak state government has implemented a series of Movement Control Orders (MCOs) of varying duration and intensity, thereby resulting in the suspension and crippling of site progress, work flows and supply of materials for the construction industry.

The Group's current focus during this pandemic period is on business recovery.

- 11 Dividend

- (a) Current Financial Period Reported On

Any dividend recommended for the current financial period reported on?

Nil

- (b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend recommended for the corresponding period of the immediately preceding financial year?

Nil

- (c) Date Payable

Not applicable.

- (d) Books Closure Date

Not applicable.

- 12 If no dividend has been declared/recommended, a statement to that effect.

After considering the Group's condition, no dividend has been declared.

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- 13 If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The Group has not obtained a general mandate from shareholders for Interested Person Transactions.

- 14 Negative confirmation pursuant to Rule 705(5).

Not applicable. Not required for full year results.

- 15 Undertaking Confirmation Statement from all its directors and executive officers under Rule 720(1)

The Company has procured undertakings from all its directors and executive officer (in the format set out in Appendix 7.7) under Rule 720(1) of the Listing Manual.

- 16 Acquisition and realisations pursuant to Rule 706A

On 10 December 2020, the Group acquired 49% of the share capital of Regal Universe Builders Pte Ltd ("Regal Universe") from non-controlling interests at a consideration of S\$5,000. Accordingly, Regal Universe has become a 100%-owned subsidiary of the Group

- 17 Applicable to companies that have received modified audit opinions (excludes material uncertainty relating to going concern if it is the only reason for the modified opinion:

- (a) Updates on the efforts taken to resolve each outstanding audit issue; and

The Audit Committee of the Company has, in consultation with SGX RegCo, appointed Deloitte & Touche Financial Advisory Services Pte Ltd as the special auditor of the Company on 28 July 2021 to conduct an independent review into the Disposal of Upright Strategy Sdn Bhd as well as all transactions involving the Company and Twin Revenue Sdn Bhd as highlighted in FY2019 audit report.

The Audit Committee and the Board believe that the appointment of new auditors will enable the Company to benefit from fresh perspectives and views of another professional audit firm and thereby enhance the value of the audit. The Company has proposed to appoint Moore Stephens LLP as the new auditors of the Company in respect of the FY2020 and is in progress of consultation with SGX RegCo on appointment of new auditors.

The Group will put its ongoing efforts to manage its overall business costs and expenses amidst the challenging business climate as well as to produce the quarterly unaudited results for FY2021 and resolve the outstanding audit issues.

- (b) Confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.

The Board confirmed that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.

PART II – ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

18 Segmented revenue and results for business or geographical segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

(a) Business Segment

For management purposes the Group is organised into the following major strategic operating segments that offer different products and services: property development, construction, trading and others. Such a structural organisation is determined by the nature of risks and returns associated with each business segment and defines the management structure as well as the internal reporting system. It represents the basis on which the management reports the primary segment information. They are managed separately because each business requires different strategies.

The segments and the types of products and services are as follows:

1. The property development segment is in the business of developing and sale of residential and commercial properties;
2. The construction segment is in the business of construction work;
3. The trading segment is in the business of trading of construction materials and providing painting works, and
4. The others segment is in the business of rental of machines and properties, real estate and property management, sales commissions and other services.

Inter-segment sales are measured on the basis that the entity actually used to price the transfers. Internal transfer pricing policies of the Group are as far as practicable based on market prices. The accounting policies of the operating segments are the same as those described in the summary of significant accounting policies.

The management reporting system evaluates performances based on a number of factors. However, the primary profitability measurement to evaluate segment's operating results comprises two major financial indicators: (1) earnings from operations before depreciation, interests and income taxes ("Recurring EBITDA") and (2) operating results before income tax and other unallocated items ("ORBIT").

	Property development	Construction	Trading	Others	Total
31 December 2020	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue					
External revenue	36,959	12,254	5,917	2,387	57,517
Recurring EBITDA	1,067	(1,963)	(426)	(1,973)	(3,295)
Depreciation	(460)	(321)	(324)	(1,525)	(2,630)
Finance costs	(2,956)	(157)	(394)	(2,250)	(5,757)
ORBIT	(2,349)	(2,441)	(1,144)	(5,748)	(11,682)
Share of loss from equity-accounted associate	(127)	-	-	-	(127)
Profit before tax					(11,809)
Income tax expenses					(83)
Profit after tax					(11,892)

REGAL International Group Ltd.

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	Property development	Construction	Trading	Others	Total
31 December 2019	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue					
External revenue	42,828	29,171	7,963	2,199	82,161
Recurring EBITDA	(3,921)	(2,777)	(534)	(2,803)	(10,035)
Depreciation	(527)	(361)	(233)	(1,652)	(2,773)
Finance costs	(2,839)	(240)	(553)	(2,694)	(6,326)
ORBIT	(7,287)	(3,378)	(1,320)	(7,149)	(19,134)
Gain on disposal of subsidiary	-	-	-	22,706	22,706
Share of profit from equity-accounted associate	366	-	-	-	366
Profit before tax					3,938
Income tax expense					(1,369)
Profit after tax					2,569

(b) Geographical Segment

	2020	2019
	RM'000	RM'000
Revenue		
- Singapore	792	902
- Malaysia	56,725	81,259
	57,517	82,161

The Group operated in two geographical regions namely Singapore and Malaysia. The contribution by the property development segment and construction segment relates mainly to Malaysia.

19 In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

Majority of the revenue of the Group was contributed by property development segment and construction segment in Malaysia. The fluctuation of turnover and earnings is mainly contributed by property development segment and construction segment in Malaysia.

20 A breakdown of sales.

BREAKDOWN OF SALES	2020 RM'000	2019 RM'000	% Increase / (Decrease)
(a) Sales reported for first half year	17,142	29,674	-42.2%
(b) Operating (loss) profit after tax before deducting non-controlling interests reported for first half year	(3,879)	1,893	N.M.
(c) Sales reported for second half year	40,375	52,487	-23.1%
(d) Operating (loss) loss after tax before deducting non-controlling interests reported for second half year	(8,013)	676	N.M.

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21 A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year

No dividends were proposed/declared for the years ended 31 December 2020 and 31 December 2019.

22 Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(13). If there are no such persons, the issuer must make an appropriate negative statement.

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was held	Details of changes in duties and position held, if any, during the year
Chai Shao Ping	50	Wife of substantial shareholder and CEO, Su Chung Jye.	Director of a subsidiary, appointed in 2014.	Nil

BY ORDER OF THE BOARD

Su Chung Jye
Chairman and Chief Executive Officer

Wong Pak Kiong
Executive Director

20 September 2021